



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
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JAMES A. NOYES, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

June 19, 2002

IN REPLY PLEASE  
REFER TO FILE:

**MP-6**  
**4.041**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**RIO HONDO CHANNEL - PARCEL 415EX**  
**QUITCLAIM OF EASEMENT - CITY OF PICO RIVERA**  
**SUPERVISORIAL DISTRICT 1**  
**3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the easement interest in Rio Hondo Channel, Parcel 415EX (3,028 square feet), to be excess property.
3. Authorize the quitclaim of easement to the underlying fee owner, GX Slauson, LLC, for \$2,500.
4. Instruct the Chairman to sign the enclosed Quitclaim of Easement document and authorize delivery to the Grantee.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the Los Angeles County Flood Control District to quitclaim its easement in Rio Hondo Channel, Parcel 415EX, to the underlying fee owner, GX Slauson, LLC. The parcel is located on the east side of Rio Hondo Channel at 8200 East Slauson Avenue, in the City of Pico Rivera.

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The underlying fee owner requested this easement be quitclaimed to them. The District acquired the easement in Parcel 415EX for slope purposes for the Rio Hondo Channel. Construction of the channel is completed and the subject parcel lies outside the required right of way.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

### **FISCAL IMPACT/FINANCING**

GX Slauson has paid \$2,500 for the easement, which represents the appraised value. This amount has been paid and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The enclosed Quitclaim of Easement document has been approved by County Counsel and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

With respect to requirements of the California Environmental Quality Act (CEQA), this sale of real property is categorically exempt, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

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## **CONCLUSION**

This action is in the District's interest. Enclosed are an original and two duplicates of the Quitclaim of Easement. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectively submitted,

JAMES A. NOYES  
Director of Public Works

DRP:bw  
P6:1678A BRD LTR

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

RECORDING REQUESTED BY  
AND MAIL TO:

GX Slauson, LLC.  
2500 Michelson Drive, No. 200  
Irvine, CA 92612

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:  
6368-002-015 (Portion)

By \_\_\_\_\_

## QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to GX SLAUSON, LLC, a Delaware limited liability company, all its right, title, and interest in and to that certain easement for slope purposes acquired by Final Order of Condemnation recorded November 1, 1955, as Document No. 3336, in Book 49405, page 256, of Official Records, in the office of the Recorder of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Pico Rivera, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

RIO HONDO CHANNEL	415EX
4-RW 10.2 and 10.9	
S.D. 1	

KR:in:P:Conf:qceRIO HC415EX

**NOTE: Acknowledgment form on reverse side**

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    ) ss.

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By \_\_\_\_\_

Deputy

APPROVED as to title and execution, _____, 20_____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division  MARTIN J. YOUNG Supervising Title Examiner III  By _____
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**RIO HONDO CHANNEL 415EX**

4-RW 10.2 and 10.9

A.P.N. 6368-002-015 (portion)

T.G. 676(C7)

I.M. 099-237

First District

E0496013

**LEGAL DESCRIPTION**

**PARCEL NO. 415EX** (Quitclaim of a portion of easement)

All that portion of that parcel of land in part of The Rancho Santa Gertrudes, as shown on map recorded in Book 1, pages 156 to 158, inclusive, of Patents, in the office of the Recorder of the County of Los Angeles, described as PARCEL 415, in a Final Order of Condemnation had in Superior Court Case No. 627042, a certified copy of which is recorded in Book 49405, page 256, of Official Records, in the office of said recorder, lying southeasterly of the following described line:

Beginning at a point in that certain course having a bearing and distance of S. 64E 05' 52" W. 49.73 feet in the southeasterly boundary of said PARCEL 415, said point being distant South 64E 05' 52" West 39.65 feet along said certain course from its northeasterly terminus; thence North 32E 21' 08" East 22.97 feet; thence North 29E 51' 18" East 121.59 feet; thence North 29E 05' 15" East 51.86 feet; thence North 29E 46' 48" East 51.02 feet; thence North 24E 04' 30" East 20 feet.

Containing: 3,028± square feet.

**EXHIBIT A**